GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

THE A.P AGRICULTURAL LAND (CONVERSION FOR NON-AGRICULTURAL PURPOSES) RULES, 2018.

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REVENUE (DA&LR) DEPARTMENT

G.O.MS.No. 98 **Dated: 19-02-2018**

ORDER:

The following notification will be published in the Andhra Pradesh Gazette:

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section -14 of the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (A.P. Act No. 3 of 2006) as subsequently amended and in supersession of the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Rules, 2006, the Government hereby make the following rules, namely:

1.Short title:- These rules may be called the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural purposes) Rules, 2018.

2. Definition:- In these rules, unless the context otherwise requires:-

(a) *"Act"* means the Andhra Pradesh Agricultural Land (Conversion for Non -Agricultural purposes) Act, 2006 as subsequently amended.

(b) "*Basic value*" means the land value entered in the Basic value register notified by Government from time to time and maintained by the Sub- Registrar.

(c) "*Competent authority*" means Sub-Collector / Revenue Divisional Officer of the Revenue Division or any other officer authorised by the Government.

3. Procedure for conversion:--

(i) The Owner of the land, desiring conversion of Agricultural land for Non-Agricultural purposes, shall pay requisite One Time Conversion tax in any Mee-seva centre through online system duly filling all details in Form given in **Annexure-A** where upon **Annexure-A** would be transmitted online to the concerned Tahsildar as well as to Competent authority for further changes in the revenue record that the land is converted as non-agricultural land.

(ii) Notices for payment of deficit One Time Conversion tax, shall be issued by the Competent authority in form at **Annexure-'B'.**

(iii) If any person desires to ascertain the basic value, such person shall apply to the Competent Authority for furnishing of such basic value for such Survey No., Area etc., and the competent authority shall furnish such information within three days from the date of receipt of application.

4. Conversion: On payment of requisite One Time Conversion tax, the Land stands converted and can be used for non-agricultural purpose by the declarant.

Contd.,2

5. In case of Lands allotted to APIIC: In the case of lands allotted to the Andhra Pradesh Industrial Infrastructure Corporation Limited, the lands stand converted to Non-Agricultural purpose. The Andhra Pradesh Industrial Infrastructure Corporation Limited shall issue Certificate to individual Industrial Units that the lands allotted to them are converted for Non - Agricultural purpose.

6. Powers of Competent authority / Tahsildar for inspection etc:- The Competent authority or any other officer authorized by him shall have power to enter upon, inspect, measure the land and do such other act or acts as are necessary for verification of the area applied for conversion and deficit payment of conversion tax under the Act, lands prohibited for conversion and to ascertain about the title of the land after the above procedure duly giving advance notice to the applicant.

7. Review of use of lands converted for Non-Agricultural purposes:- The District Collector concerned shall review every three months the use of the lands so converted and check whether converted lands are used for intended purpose and make quarterly report to the Government and the Special Chief Secretary and Chief Commissioner of Land Administration in the form at **Annexure 'C'.**

8. Powers of Spl .C.S & CCLA :-

Any aggrieved person can file complaint before the Special Chief Secretary & Chief Commissioner of Land Administration, who should cause enquiry especially on issues of deceitful conversion of prohibited lands, under payment, non payment of fee etc., and redress the grievance/complaint at the earliest. Such enquiry and corrective measures can be taken by the Special Chief Secretary & Chief Commissioner of Land Administration Suo-motu also to protect the interests of the Government. The Special Chief Secretary & Chief Commissioner of Land Administration shall also direct the Competent authority to file Criminal case against the wrong doer/offender, if situation so warrants. The Special Chief Secretary & Chief Commissioner of Land Administration shall send quarterly reports to the Government on the complaints/grievances received and action taken on them in the form at **Annexure 'D'**.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner, Printing Stationery,
A P., Vijayawada.
(with a request to supply 100 copies of the notification)
The Special Chief Secretary & Chief Commissioner of Land Administration,
A .P., Vijayawada.
The Collector & District Magistrate of all (13) districts
in the State of A .P. (Through the CCLA)
Copy to:
The P.S to Spl . C.S to Hon'ble C.M
The OSD to Hon'ble Dy.C.M., Revenue.
The P.S to Spl. C.S, Rev (Lands) Dept.
The P.S to Secretary to Govt., Law Dept.
All the Departments of the Secretariat
SC/SF

//FORWARDED::BY ORDER//

SECTION OFFICER

ANNEXURE-A

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INTIMATION OF PAYMENT OF ONE TIME CONVERSION TAX & DECLARATION BY LAND OWNER.

(See Rule 3(i))

To
The Competent Authority
Division.....
District.....

Sir,

Sub:-A.P. Agricultural Land (Conversion for non-agricultural purposes) Act, 2006 (Act 3/2006) as Amended subsequently ..... Village, ...district – Sy.No. .....Ext ..... Conversion of Agricultural land to Non-Agricultural Purpose – Regarding.

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I.....S/o..... ..... R/o .....Aadhar No..... submit that I am the Pattadar of Agricultural lands in Survey No ..... of ..... Village ..... Mandal ..... District to an extent of Acs... /Cts... I would like to convert Agricultural land specified in the Schedule into Non-Agricultural purpose.

I enclose herewith a copy of receipt bearing No..... dated..... for Rs..... (Rs..... only) paid to the Government @ .....% basic value of the land towards conversion fee.

I hereby declare that the lands mentioned above are neither covered by any litigation/ court cases/encroachment nor these lands are assigned lands/ ULC Surplus land/ Agricultural Ceiling Surplus Land/ Tank bed lands/ Govt. Lands / forest lands / endowment lands and the land applied is as per master plan and such other land use restrictions by local bodies / authorities.

Further I, declare that Conversion of Agricultural Land to Non-Agricultural purpose will not have any effect on title of Lands whatsoever.

I would be liable for penal action as per law for any wrong declaration in **Annexure - A**

Yours faithfully

( )

SCHEDULE

Sl No.	Village, Mandal & District	Sy.No	Total extent (Sy.No. wise conversion sought)	Extent for which permission for conversion	Remarks
(1)	(2)	(3)	(4)	(5)	(6)

Dr.MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

ANNEXURE-B

NOTICE FOR DEFICIT PAYMENT OF ONE TIME CONVERSION TAX.

(See Rule 3(ii))

Office of the Competent Authority.....
DISTRICT.....

NOTICE Dated:.....

Sub:-

Ref:- Your declaration dated.

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Sri.....S/o..... ..... is hereby informed that as per your declaration referred to above, you have paid One Time Conversion tax of Rs..... But, the basic value of the land as on the date of declaration for conversion is Rs...../ per acre. The total conversion tax works out to Rs..... Hence, there is a deficit conversion tax amounting to Rs. .....

Therefore, you are directed to remit the deficit amount of Rs..... (Rs..... only) towards conversion tax to Non–Agricultural purpose within fifteen (15) days from the date of receipt of this notice. If, you fail to remit this deficit amount, your land in question will not be treated as converted for non–agricultural purposes.

Competent Authority

To
Sri.....S/o.....
R/o.....
Copy to the Tahsildar .....(M).... Dist.....

Dr.MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

ANNEXURE-C

QUARTERLY REPORT OF DISTRICT COLLECTOR ON USE OF LANDS CONVERTED FOR NON-AGRICULTURAL PURPOSES.

(See rule - 7)

Sl.No	Name of the land owner	Details of the land converted for Non-Agricultural purpose such as Name of the village, Sy.No., Extent, etc.,	Intended Purpose for conversion	Present status of land so converted
(1)	(2)	(3)	(4)	(5)

(Signature)

DISTRICT COLLECTOR

To
The Special Chief Secretary & Chief Commissioner of Land Administration,
A .P., Vijayawada.
Copy to:
The Special Chief Secretary to Government, Revenue (Lands) Dept.
Govt. of A.P

Dr.MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT

ANNEXURE-D

QUARTERLY REPORT OF SPL.C.S & CCLA ON COMPLAINTS/GRIEVANCES

(See Rule – 8)

Sl.No	Name of the Complainant	Details of the Complaint/ grievance	Action taken on the Complaint/grievance	Any other remarks
(1)	(2)	(3)	(4)	(5)

Signature

CCLA & Spl. CS.

To
The Special Chief Secretary to Government, Revenue (Lands) Dept.
A.P. Secretariat.

Dr.MANMOHAN SINGH
SPECIAL CHIEF SECRETARY TO GOVERNMENT